

MEMORANDUM

OCTOBER 17, 1985

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: EDITH M. NETTER, ASSISTANT DIRECTOR FOR LAND USE
AND ENVIRONMENTAL POLICY
LINDA BOURQUE, DIRECTOR OF ZONING
JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS: BOARD OF APPEAL HEARINGS
FOR 10/15/85 AND 10/22/85

Recommendations on 33 zoning petitions have been prepared by Authority staff for transmittal to the Board of Appeal.

<u>Categories</u>	<u>Recommendations</u>			
	<u>Approval</u>	<u>Denial</u>	<u>Denial w/o Prejudice</u>	<u>Deferral</u>
Residential conversions	5	3	1	1
Major new housing or rehabilitation	1			
Residential (building expansions, subdivisions, etc.)	7	1		
Parking; gas stations; repair garages	2	1		
Industrial; chemical storage				
Institutional	1		1	
Commercial; office; business	4	1	2	
Hotels; restaurants	1	1		
Signs				

We recommend approval of five residential conversions:

Z-7955: 1422 Commonwealth Avenue, Allston. Occupancy consistent with residential-commercial neighborhood.

Z-8019: 69 Gainsboro Street, Boston. Conversion of office to residential unit.

Z-7956: 36 Dartmouth Street, Boston. Occupancy has existed approximately 20 years.

Z-7970: 94 Durnell Avenue, Roslindale. Two-family occupancy consistent with neighborhood.

Z-8101: 2 Colliston Rd., Allston. Five-family occupancy existing for several years.

ZONM/S/1010851

We recommend approval of one new housing referral:

Z-8103: 59-69 Msgr. Patrick S. Lydon Way, Dorchester. Blighted parcel. Forty-four unit condominium structure. Fifty-two off-street parking spaces.

We recommend approval of seven residential building expansion, subdivision referrals:

Z-7936: 50 Dana Avenue, Hyde Park. Enclosure of front porch. Violations existing.

Z-8017: 48 Fayette Street, Boston. Dormer addition to one-family dwelling.

Z-8063: 35 Hilburn Street, Roslindale. Dormer addition to one-family dwelling.

Z-8069: 146 Beacon Street, Boston. Mansard addition to apartment structure.

Z-8084-8085: 286-288 Newbury Street, Boston. Basement entrance to retail store.

Z-7983: 14 Brookview Street, Mattapan. Kitchen expansion; minimal yard violations.

Z-7957: 187 Almont Street, Mattapan. One-family dwelling bedroom-kitchen expansion.

We recommend approval of two parking, auto use referrals:

Z-8026: 25 Northern Avenue, Boston. Parking lot for 1,200 cars until June, 1987.

Z-7931: 17-31 Farnsworth Street, Boston. - A 6-story 327-car open parking garage.

We recommend approval of one institutional referral:

Z-8149: 246 Adams Street, Dorchester. New St. Ambrose Church will replace structure destroyed by fire.

We recommend approval of four commercial, office, business referrals:

Z-7926-7928: 1-6 Faneuil Hall Square, 28-36 Merchants Row, 60 State Street, Boston. Seven-story granite structure will complement historic district.

Z-8111: 137-139 South Street, Boston. Two-story addition to office-warehouse-showroom structure in Leather District.

Z-7997: 3368 Washington Street, Jamaica Plain. Two-story addition to table linen manufacturing plant.

Z-8128: 700-704 East Broadway, South Boston. Addition to furniture store.

We recommend approval of one restaurant referral:

Z-8023: 565-567 Boylston Street, Boston. Sidewalk restaurant will accommodate 28 patrons.

We recommend denial of seven referrals:

Z-7930: 97-99 Nottinghill Road, Brighton. Basement apartment would seriously affect two-family neighborhood.

Z-7992: 237-241 Market Street, Boston. Petition for permanent 24-hour convenience store does not meet use requirements.

Z-7998: 9 Greenwich Park, Boston. Mansard addition contrary to architectural continuity of block.

Z-8012: 328A Chestnut Hill Avenue, Brighton. Car wash concerns must be addressed and resolved.

Z-8016: 1937-1939 Beacon Street, Allston. No off-street parking for proposed restaurant capacity increase.

Z-8127: 158 Saratoga Street, East Boston. Basement unit inappropriate.

Z-8020: 665-667 Massachusetts Avenue, Boston. Dormer addition will impair architectural integrity of row dwellings.

We recommend denial without prejudice of four referrals:

Z-8022: 15 Bushnell Street, Dorchester. Neighborhood concerns of dormitory use must be addressed and resolved.

Z-7937: 153 Dorchester Street, South Boston. Parking and density concerns must be addressed.

Z-8025: 445-451 Columbia Road, Dorchester. Information required concerning restaurant operation.

Z-8129: 214 Neponset Valley Parkway, Hyde Park. Petitioner will meet with residents to discuss concerns.

We recommend deferral of one referral:

Z-7965: 96 Washington Street, Brighton. Plans must be reviewed with community.

BOARD OF APPEAL REFERRALS

October 17, 1985

		<u>Hearing</u>	
1.	Z-7926-7928	10/22/85	One Faneuil Hall Square Limited Partnership Boston Redevelopment Authority 50 & 60 State Street Trusts 1-6 Faneuil Hall Square, 28-36 Merchants Row, & 60 State Street, Boston
2.	Z-7930	10/22/85	William Cedrone 97-99 Nottinghill Road, Brighton
3.	Z-7931	10/22/85	Boston Wharf Company 17-31 Farnsworth Street, Boston
4.	Z-7936	10/22/85	William J. Cwalina 50 Dana Avenue, Hyde Park
5.	Z-7937	10/22/85	Henry A. Parodi 153 Dorchester Street, South Boston
6.	Z-7955	10/22/85	James J. Nickerson 1422 Commonwealth Avenue, Allston
7.	Z-7956	10/22/85	Charles C. Dumbaugh 36 Dartmouth Street, Boston
8.	Z-7957	10/22/85	Joe & Katherine Corbitt 187 Almont Street, Mattapan
9.	Z-7965	10/22/85	A. G. Trust 96 Washington Street, Allston
10.	Z-7970	10/15/85	Paul Bevilacqua 94 Durnell Avenue, Roslindale
11.	Z-7983	10/22/85	Gwendolyn Mason 14 Brookview Street, Mattapan
12.	Z-7992	10/15/85	Edward A. & Mary G. Ryan 237-241 Market Street, Brighton
13.	Z-7997	10/15/85	Michael S. Kouri 3368 Washington Street, Jamaica Plain
14.	Z-7998	10/15/85	Abigail Ackerman 9 Greenwich Park, Boston
15.	Z-8012	10/15/85	Texaco Refining & Marketing, Inc. 328A Chestnut Hill Avenue, Brighton
16.	Z-8016	10/15/85	1937-1939 Beacon Realty Trust 1937-1939 Beacon Street, Allston
17.	Z-8017	10/15/85	Joan Lautenschledger 48 Fayette Street, Boston

BOARD OF APPEAL REFERRALS

October 17, 1985

		<u>Hearing</u>	
18.	Z-8019	10/15/85	Jan Chabot, Trustee 69 Gainsborough Street, Boston
19.	Z-8020	10/15/85	Port Lyaute Trust 665-667 Massachusetts Avenue Boston
20.	Z-8022	10/15/85	Boston College High School 15 Bushnell Street, Dorchester
21.	Z-8023	10/15/85	The Community Church of Boston 565-567 Boylston Street, Boston
22.	Z-8025	10/22/85	Guillermo Gonzalez 445-451 Columbia Road, Dorchester
23.	Z-8026	10/22/85	F.P.C. Properties, Inc. 25 Northern Avenue, Boston
24.	Z-8063	10/22/85	Richard Hardy 35 Hilburn Street, Roslindale
25.	Z-8069	10/15/85	Farshid Hodjat, Trustee 146 Beacon Street, Boston
26.	Z-8084-8085	10/15/85	Kemm Realty Trust, III 286-288 Newbury Street, Boston
27.	Z-8101	10/22/85	John D. Callas 2 Colliston Road, Allston
28.	Z-8103	10/15/85	Jeremiah J. Connelly 59-69 Msgr. P. J. Lydon Way, Dorchester
29.	Z-8111	10/15/85	American Development, Inc. 137-139 South Street, Boston
30.	Z-8127	10/22/85	Joseph Mario 158 Saratoga Street, East Boston
31.	Z-8128	10/15/85	Martin Walsh 700-704 East Broadway, South Boston
32.	Z-8129	10/22/85	Joseph J. Pulgini 214 Neponset Valley Parkway, Hyde Park
33.	Z-8149	10/22/85	Roman Catholic Archbishop of Boston 246 Adams Street, Dorchester

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JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

Hearing:	10/22/85	Z-7926-7928 One Faneuil Hall Square Limited Partnership Boston Redevelopment Authority 50 & 60 State Street Trusts 1-6 Faneuil Hall Square, 28-36 Merchants Row, & 60 State Street Boston
Site:	Parcel 14A Sanborn Building site	
District(s):	General business (B-8) & (B-10-U)	
Purpose:	Erect seven-story retail-office structure.	

Violation(s): Insufficient rear yard, setback of parapet, and
off-street loading.

Excessive floor area ratio.

VOTED: In reference to petitions Z-7926-7928, One Faneuil
Hall Square Limited Partnership & Boston Redevelopment
Authority, 50 & 60 State Street Trusts, 1-6 Faneuil
Hall Square, 28-36 Merchants Row, & 60 State Street,
Boston, for one exception and six variances to
erect seven-story office-retail building in a
general business district (B-8) and general business
urban renewal area subdistrict (B-10-U), the Boston
Redevelopment Authority recommends approval.
Authority has tentatively designated One Faneuil
Hall Square Limited Partnership redeveloper of
Parcel 14A (Sanborn site) in the Government Center
Urban Renewal Project. The proposed seven-story
granite building containing approximately 49,000
square feet of gross floor area has undergone
substantial design review and will complement
the historic district.

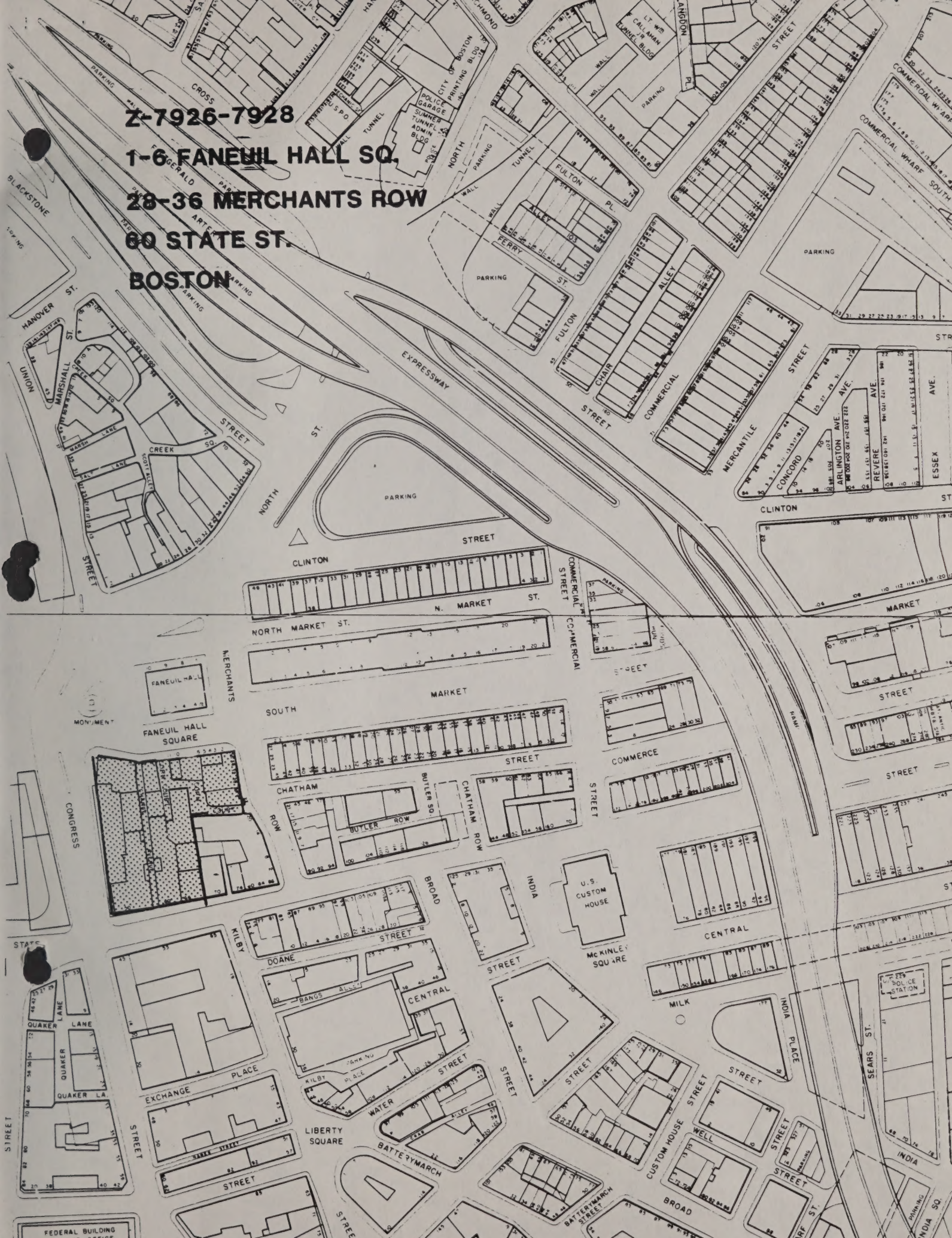
Z-7926-7928

1-6 FANEUIL HALL SQ.

28-36 MERCHANTS ROW

60 STATE ST.

BOSTON



Board of Appeal Referrals

10/17/85

Hearing: 10/22/85 Z-7930
William Cedrone
97-99 Nottinghill Road
Brighton

Site: 2½-story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area, width, and frontage.

Excessive building height.

VOTED: In reference to petition Z-7930, William Cedrone, 97-99 Nottinghill Road, Brighton, for forbidden use and four variances for change of occupancy from two- to three-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. Creation of basement apartment would seriously affect residential character of this predominant two-family neighborhood and create an unwanted precedent. Community has been opposed to conversions increasing number of dwelling units.

Z-7930

97-99 NOTTINGHILL RD.

BRIGHTON



Board of Appeal Referrals

10/17/85

Hearing: 10/22/85 Z-7931
Boston Wharf Company
17-31 Farnsworth Street
Boston

Site: 19,555 Square feet of land

District(s): Manufacturing (M-4)

Purpose: Erect six-story 327-car open parking garage.

Violation(s): Excessive floor area ratio.
Insufficient rear yard and setback of parapet.
Parking is conditional use.

VOTED: In reference to petition Z-7931, Boston Wharf Company, 17-31 Farnsworth Street, Boston, for three variances to erect six-story 327-car open parking garage in a manufacturing (M-4) district, the Boston Redevelopment Authority recommends approval provided that the Boston Wharf Company submits for Authority approval design plans for the proposed garage structure and the project area. The proposed garage responds to the Authority's concern that current parking supply is inadequate to meet the existing residential demand in this neighborhood.

Board of Appeal Referrals

10/17/85

Hearing: 10/22/85 Z-7931
Boston Wharf Company
17-31 Farnsworth Street
Boston

Site: 19,555 Square feet of land

District(s): Manufacturing (M-4)

Purpose: Erect six-story 327-car open parking garage.

Violation(s): Excessive floor area ratio.
Insufficient rear yard and setback of parapet.

VOTED: In reference to petition Z-7931, Boston Wharf Company, 17-31 Farnsworth Street, Boston, for three variances to erect six-story 327-car open parking garage in a manufacturing (M-4) district, the Boston Redevelopment Authority recommends approval provided that the Boston Wharf Company submits for Authority approval design plans for the proposed garage structure and the project area. The proposed garage responds to the Authority's concern that current parking supply is inadequate to meet the existing residential demand in this neighborhood.

Z-7931 17-31 FARNSWORTH ST. BOSTON



Board of Appeal Referrals

10/17/85

Hearing: 10/22/85 Z-7936
William J. Cwalina
50 Dana Avenue
Hyde Park

Site: 2½-story structure

District(s): Residential, two-family (R-.5)

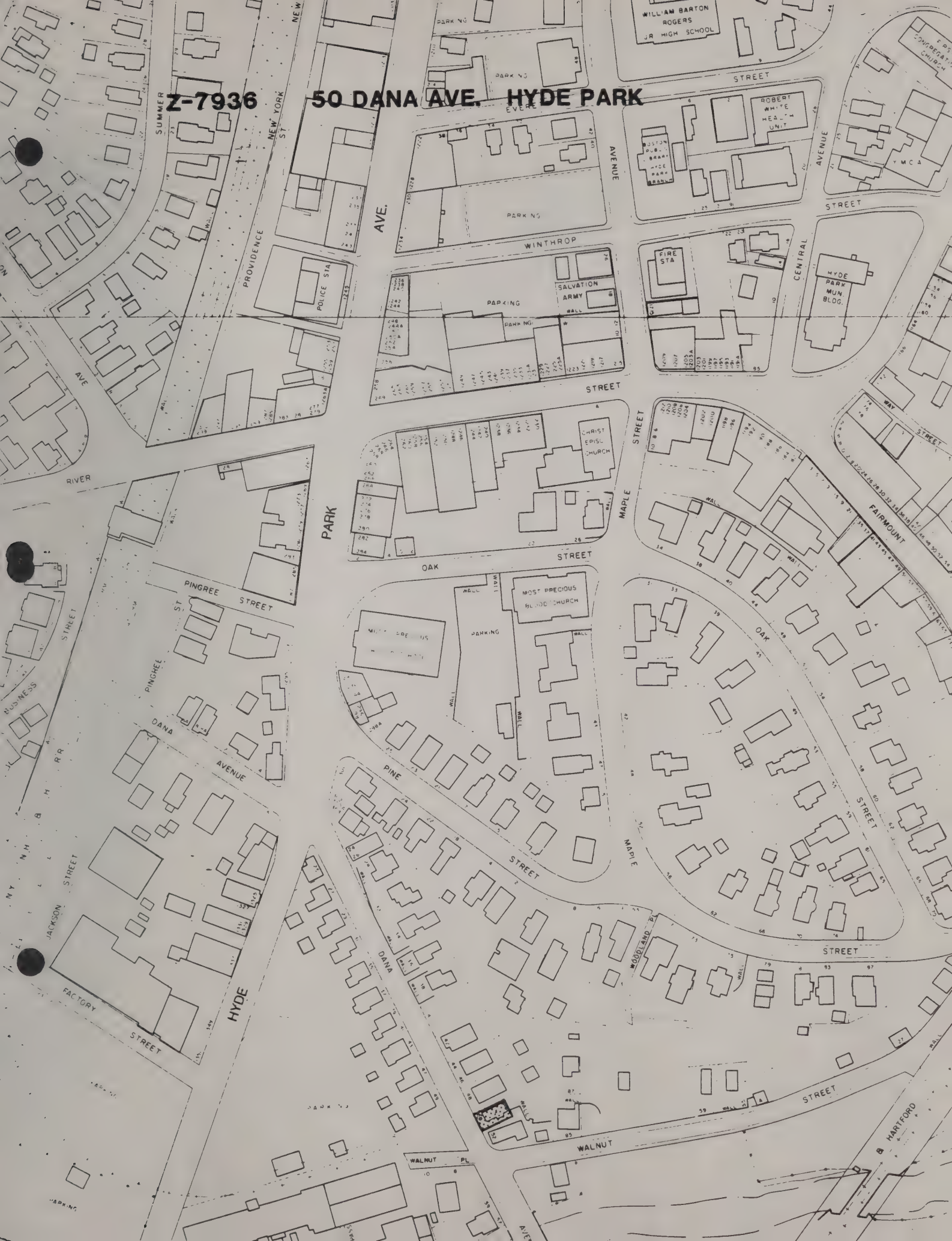
Purpose: Enclose front porch.

Violation(s): Excessive floor area ratio.
Insufficient front and side yards.

VOTED: In reference to petition Z-7936, William J. Cwalina, 50 Dana Avenue, Hyde Park, for three variances to enclose front porch in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Violations existing and technical. No apparent impact.

Z-7936

50 DANA AVE. HYDE PARK



Board of Appeal Referrals

10/17/85

Hearing: 10/22/85

Z-7937
Henry A. Parodi
153 Dorchester Street
South Boston

Site: Four-story structure

District(s): Apartment (H-1-50)

Purpose: Legalize occupancy as four-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area, open space, and off-street parking.

Excessive floor area ratio.

VOTED: In reference to petition Z-7937, Henry Parodi, 153 Dorchester Street, South Boston, for forbidden use and four variances to legalize occupancy for four-family dwelling in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends denial without prejudice. Petitioner must address and resolve density and off-street parking concerns. Parking is an acute problem in the South Boston area.



Z-7937 153 DORCHESTER ST. SOUTH BOSTON

Board of Appeal Referrals

10/17/85

Hearing: 10/22/85 Z-7955
James J. Nickerson
1422 Commonwealth Avenue
Allston

Site: Three-story structure

District(s): Local business (L-1)

Purpose: Change occupancy from seven to eight apartments.

Violation(s): Dwelling converted for more families is forbidden use.

Excessive floor area ratio.

Insufficient open space.

VOTED: In reference to petition Z-7955, James J. Nickerson, 1422 Commonwealth Avenue, Allston, for forbidden use and two variances for change of occupancy from seven to eight apartments in a local business (L-1) district, the Boston Redevelopment Authority recommends approval. Occupancy consistent with residential-local business neighborhood. Open space deficiency mitigated by proximity to public playground.



Z-7955

1422 COMMONWEALTH AVE.

ALLSTON

Board of Appeal Referrals

10/17/85

Hearing: 10/22/85 Z-7956
Charles C. Dumbaugh
36 Dartmouth Street
Boston

Site: Three-story structure

District(s): Apartment (H-3)

Purpose: Legalize occupancy as five apartments.

Violation(s): Insufficient open space.

VOTED: In reference to petition Z-7956, Charles C. Dumbaugh, 36 Dartmouth Street, Boston, for variance to legalize occupancy for five apartments in an apartment (H-3) district, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review and that petitioner review plans with Ellis Neighborhood Association. No record of legal occupancy. Five-family dwelling has existed approximately twenty years.

Z-7956

36

DARTMOUTH ST. BOSTON



Board of Appeal Referrals

10/17/85

Hearing: 10/22/85 Z-7957
Joe & Katherine Corbitt
187 Almont Street
Mattapan

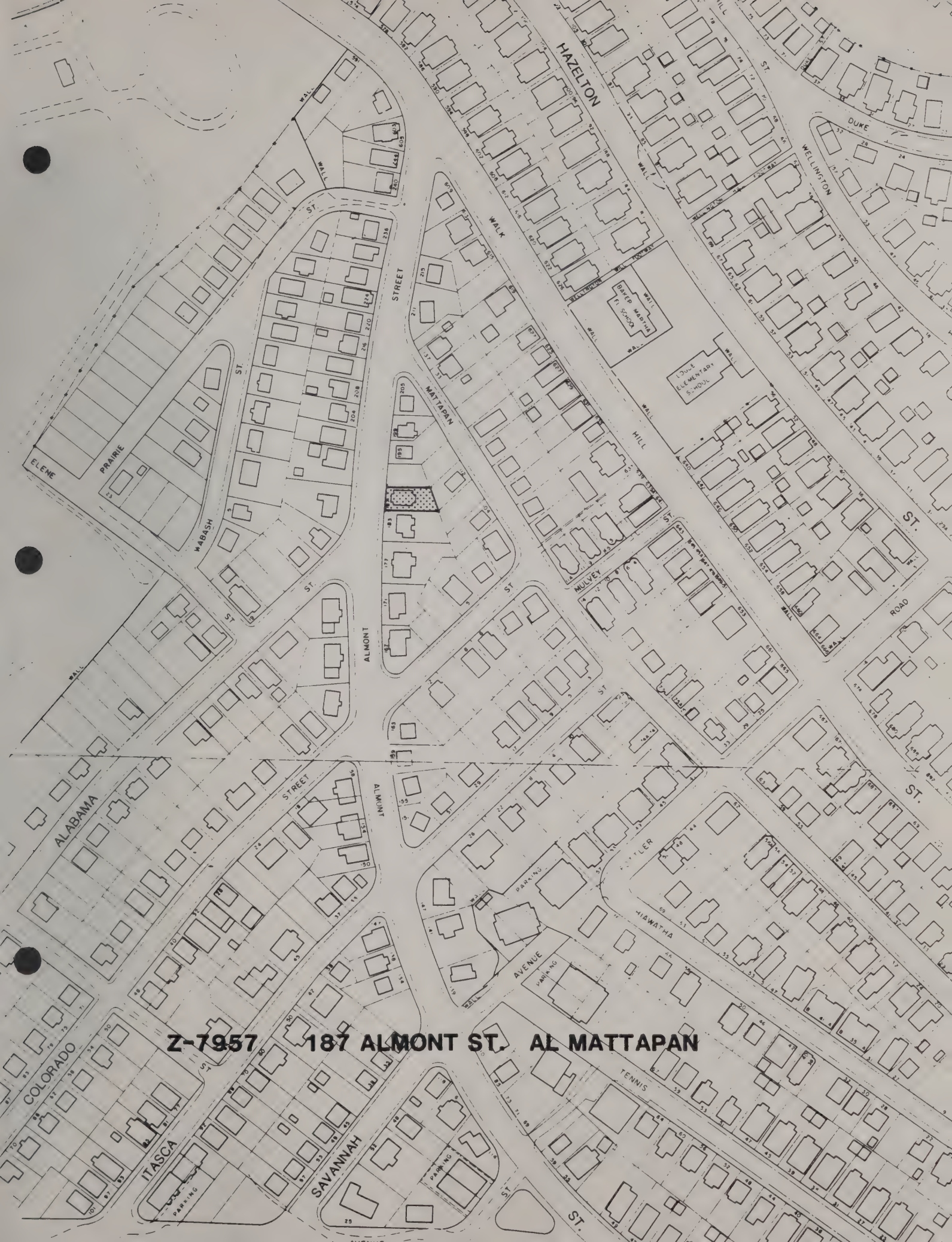
Site: Two-story structure

District(s): Single-family (S-.5)

Purpose: Erect one-story addition to one-family dwelling.

Violation(s): Insufficient side and rear yards.

VOTED: In reference to petition Z-7957, Joe & Katherine Corbitt, 187 Almont Street, Mattapan, for two variances to erect one-story addition to one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review approval. Existing side yard violation will not be increased. Rear yard deficiency increased minimally. Bedroom-kitchen expansion. Authority has received no response from community.



Z-7957 187 ALMONT ST. AL MATTAPAN

Board of Appeal Referrals

10/17/85

Hearing: 10/22/85 Z-7965
A. G. Trust
96 Washington Street
Allston

Site: Five-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from 36 to 42 apartments.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area, open space, off-street parking.

VOTED: In reference to petition Z-7965, A. G. Trust, 96 Washington Street, Brighton, for forbidden use and three variances for change of occupancy from 36 to 42 apartments in an apartment (H-1) district, the Boston Redevelopment Authority recommends deferral of hearing. Petitioner must review plans with community. Concerns are lack of off-street parking and size of units.

Z-7965

96 WASHINGTON ST. BRIGHTON



Board of Appeal Referrals

10/17/85

Hearing: 10/15/85 Z-7970
Paul Bevilacqua
94 Durnell Avenue
Roslindale

Site: 2½-story structure

District(s): Residential, two-family (R-.5)

Purpose: Legalize occupancy as two-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area.

VOTED: In reference to petition Z-7970, Paul Bevilacqua, 94 Durnell Avenue, Roslindale, for forbidden use and variance to legalize occupancy for two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. No record of legal occupancy. Two-family dwelling consistent with residential neighborhood.

Z-7970 94 DURNELL AVE. ROSLINDALE



Board of Appeal Referrals

10/17/85

Hearing: 10/22/85 Z-7983
Gwendolyn Mason
14 Brookview Street
Mattapan

Site: 2½-story dwelling

District(s): Residential, three-family (R-.8)

Purpose: Erect one-story addition to one-family dwelling.

Violation(s): Insufficient side and rear yards.

VOTED: In reference to petition Z-7983, Gwendolyn Mason, 14 Brookview Street, Mattapan, for two variances to erect one-story addition to one-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review approval. Proposal involves expansion of kitchen. Existing minimal side yard violation will not be increased. Rear yard deficiency of three feet.



2-7983 14 BROOKVIEW ST. MATTAPAN

Board of Appeal Referrals

10/17/85

Hearing: 10/15/85 Z-7992
Edward A. & Mary G. Ryan
237-241 Market Street
Brighton

Site: One-story structure

District(s): Local business (L-.5)

Purpose: Continue use of 24-hour convenience retail store.

Violation(s): Twenty-four hour retail store is conditional use.

VOTED: In reference to petition Z-7992, Edward A. & Mary G. Ryan, 237-241 Market Street, Brighton, for conditional use to continue 24-hour convenience retail store in a local business (L-.5) district, the Boston Redevelopment Authority recommends denial. In August, 1984, the Board of Appeal allowed 24-hour use on a trial basis in the presence of strong opposition from the community. Current appeal requests that the 24-hour use be made permanent. Abutters again have expressed opposition to the Authority; their concerns are: the adverse impact on neighborhood in terms of noise, unrestricted use of the parking lot, congestion caused by blocking of abutters' drives, and inadequate maintenance of parking lot.



Z-7992

237-241 MARKET ST. BRIGHTON

Board of Appeal Referrals

10/17/85

Hearing: 10/15/85 Z-7997
Michael S. Kouri
3368 Washington Street
Jamaica Plain

Site: One-story structure

District(s): Residential, three-family (R-.8)

Purpose: Erect two-story addition to table linen manufacturing structure.

Violation(s): Table linen manufacturing is forbidden use.
Excessive floor area ratio and building height.
Insufficient front and rear yards.

VOTED: In reference to petition Z-7997, Michael B. Kouri, 3368 Washington Street, Jamaica Plain, for forbidden use and four variances to erect two-story addition to table linen manufacturing structure in residential (R-.8), local business (L-1), and manufacturing (M-1) districts, the Boston Redevelopment Authority recommends approval with provisos: that plans be submitted to the Authority for design review approval with particular attention to the following: that final size and massing be determined by the design review process, that the design include windows, facade treatment and materials, extensive on-site landscaping and fencing, signage, and maintenance of sidewalk in front of plant; that appellant work with Authority staff to establish day care center within plant for children of employees. The appellant, Avon Industries, manufactures table linens. Community has indicated general support.



PLAYGROUND

PLAYGROUND

CENTRAL CONGREGATIONAL CHURCH

AVENUE

STREET

GORDON STREET

STREET

OAKDALE

KNIGHT CT

AMORY

BROOKSIDE

OPHIR

STREET

STREET

WOOLSEY ST

STREET

STREET

ELM

NEWBURN

BISHOP

EVERETT

STREET

STREET

WASHINGTON

BROOKSIDE

AVENUE

UNION

AVENUE

STREET

GLEN

TRANSFORMER STATION

ROCKVALE

CIRCLE

KENTON

GARTLAND

WASHINGTON

METROPOLITAN

MECHAN

SPURLAND

STREET

ROAD

MC BRIDE

Z-7997

3368 WASHINGTON ST.

JAMAICA PLAIN

Board of Appeal Referrals

10/17/85

Hearing: 10/15/85 Z-7998
Abigail Ackerman
9 Greenwich Park
Boston

Site: Three-story structure

District(s): Apartment (H-3)

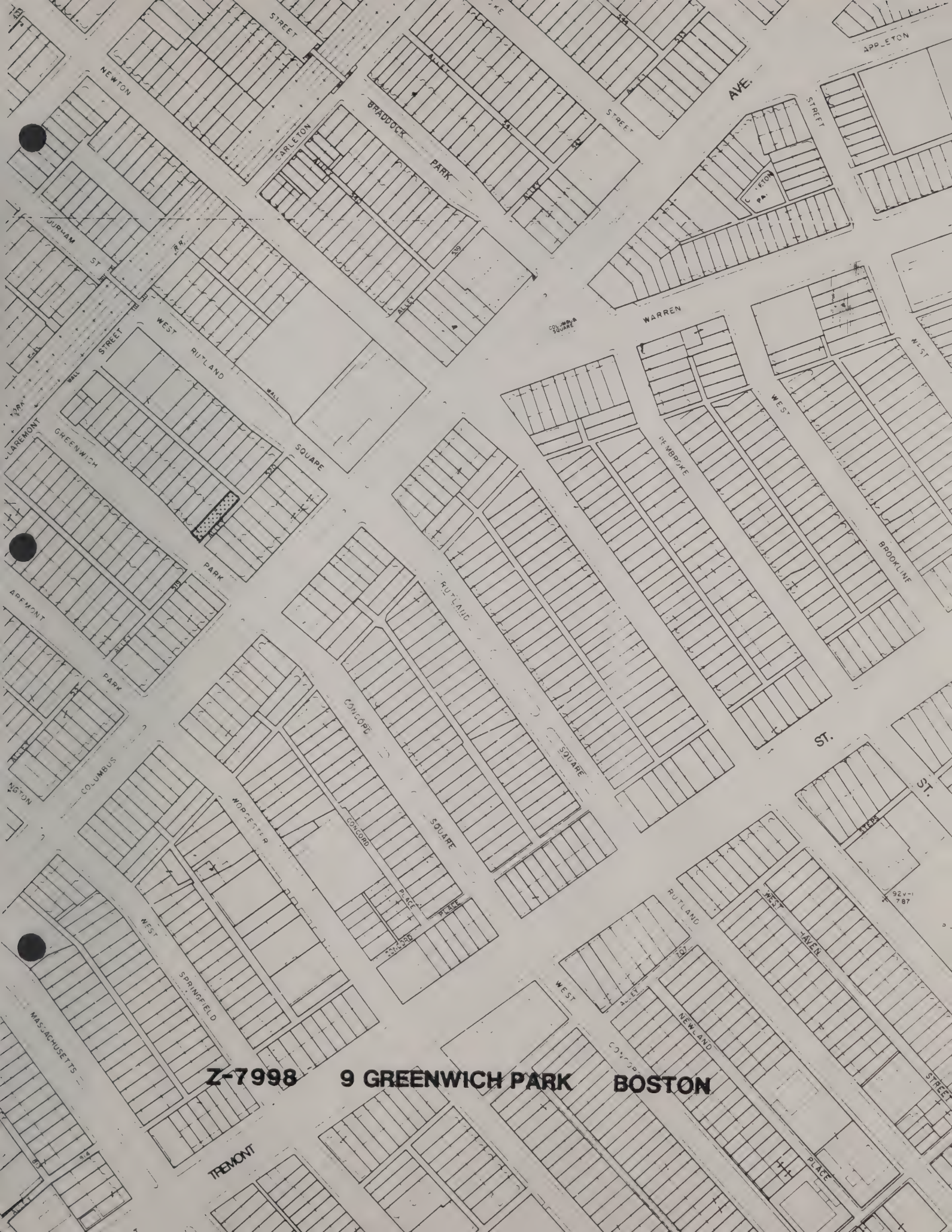
Purpose: Change occupancy from five- to six-family dwelling;
erect one-story addition and roof deck.

Violation(s): Dwelling converted for more families is conditional
use.

Restricted roof structure district.

Insufficient open space.

VOTED: In reference to petition Z-7998, Abigail Ackerman,
9 Greenwich Park, Boston, for two conditional
uses and variance for change of occupancy from
five- to six-family dwelling and erect one-story
addition and roof deck in an apartment (H-3) district,
the Boston Redevelopment Authority recommends
denial. Proposed mansard addition is contrary
to the architectural continuity of the row buildings
on the block, none of which has a mansard roof;
proposal further would create an undesirable precedent
and block sunlight. South End Housing Society
has expressed opposition.



Z-7998

9 GREENWICH PARK

BOSTON

Board of Appeal Referrals

10/17/85

Hearing: 10/15/85 Z-8012
Texaco Refining & Marketing, Inc.
328A Chestnut Hill Avenue
Brighton

Site: Self-service gas station

District(s): Apartment (H-2)

Purpose: Erect car wash on same lot.

Violation(s): Car wash is forbidden use.

VOTED: In reference to petition Z-8012, Texaco Refining & Marketing, Inc., 328A Chestnut Hill Avenue, Brighton, for forbidden use to erect car wash on same lot as existing self-service gas station in an apartment (H-2) district, the Boston Redevelopment Authority recommends denial. Petitioner should meet with abutters and residents to address and resolve following concerns: close proximity of residential structure, excessive traffic on Chestnut Hill Avenue, interference with existing public and school bus stops in front of site, insufficient access to site, and drainage problems.



Z-8012

328A CHESTNUT HILL AVE. BRIGHTON

Board of Appeal Referrals

10/17/85

Hearing: 10/15/85 Z-8016
1937-1939 Beacon Realty Trust
1937-1939 Beacon Street
Allston

Site: Three-story structure

District(s): General business (B-1)

Purpose: Increase capacity from 125 to 190 persons.

Violation(s): Insufficient off-street parking.

VOTED: In reference to petition Z-8016, 1937-1939 Beacon Realty Trust, 1937-1939 Beacon Street, Allston, for variance to increase capacity of cafe from 125 to 190 persons in a general business (B-1) district, the Boston Redevelopment Authority recommends denial. Proposal would increase capacity of cafe from 125 to 190 standing patrons. This 65 person capacity increase without provisions for required off-street parking is unacceptable in the Cleveland Circle area where parking is a critical concern.



Z-8016

1937-1939 BEACON ST. ALLSTON

Board of Appeal Referrals

10/17/85

Hearing: 10/15/85 Z-8017
Joan Lautenschledger
48 Fayette Street
Boston

Site: 2½-story structure

District(s): Apartment (H-2)

Purpose: Erect dormer addition to one-family dwelling.

Violation(s): Restricted roof structure district.

VOTED: In reference to petition Z-8017, Joan Lautenschledger,
48 Fayette Street, Boston, for conditional use
to erect dormer addition to one-family dwelling
in an apartment (H-2) district, the Boston Redevelopment
Authority recommends approval provided plans are
submitted to the Authority for design review approval.
Dormer addition will not be visible from the street
and will not increase height of building.



Z-8017 48 FAYETTE ST. BOSTON

Board of Appeal Referrals

10/17/85

Hearing: 10/15/85 Z-8019
Jan Chabot, Trustee
69 Gainsborough Street
Boston

Site: Three-story structure

District(s): Apartment (H-3)

Purpose: Change occupancy from nine apartments and real estate office to ten apartments.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient open space.

VOTED: In reference to petition Z-8019, Jan Chabot, 69 Gainsborough Street, Boston, for forbidden use and variance for change of occupancy from nine apartments and real estate office to ten apartments in an apartment (H-3) district, the Boston Redevelopment Authority recommends approval provided plans for any exterior changes are submitted to the Authority for design review approval. Conversion of office to apartment unit is consistent with residential neighborhood.



Z-8019

69 GAINSBOROUGH ST. BOSTON

Board of Appeal Referrals

10/17/85

Hearing: 10/15/85 Z-8020
Port Lyaute Trust
665-667 Massachusetts Avenue
Boston

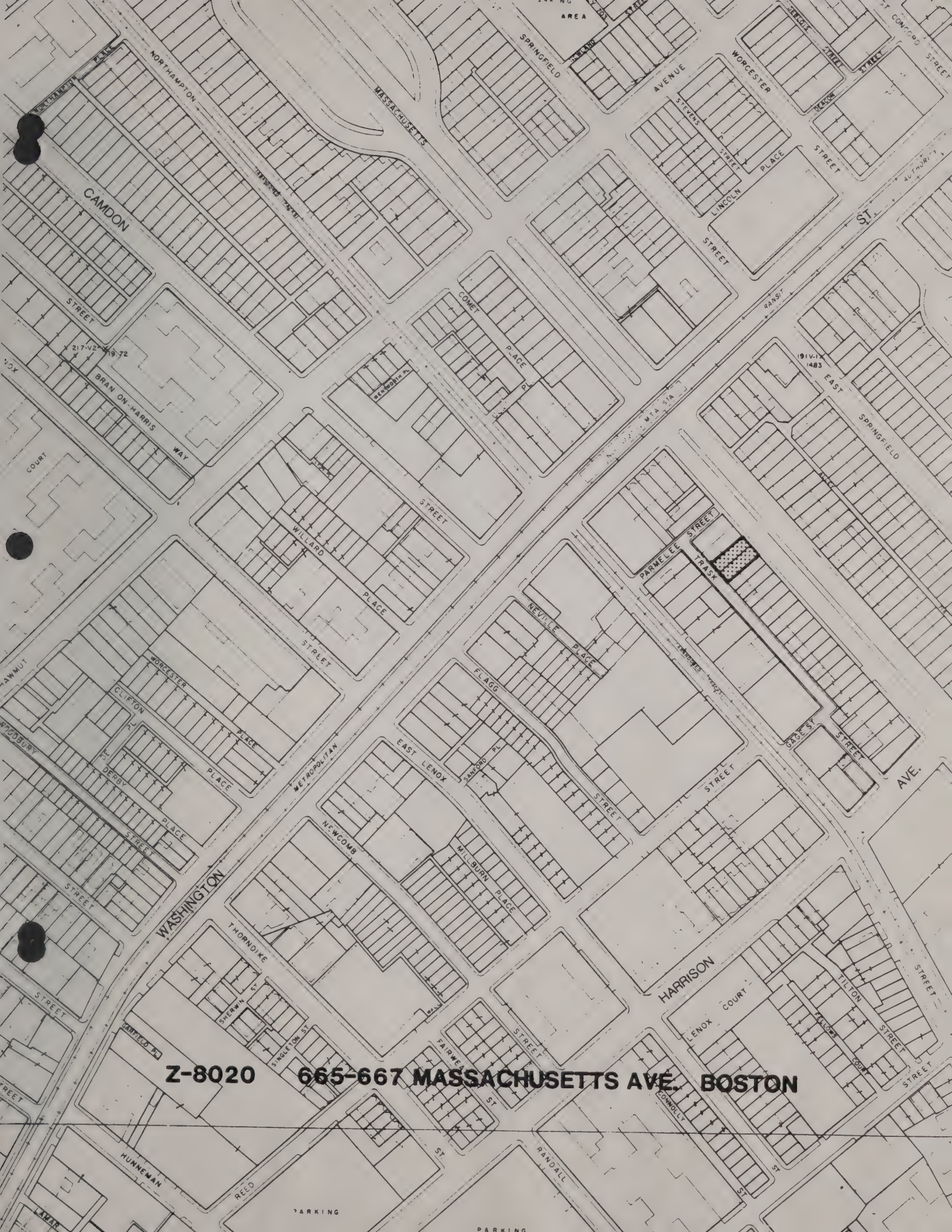
Site: 3½-story structure

District(s): Apartment (H-2)

Purpose: Erect dormer addition to apartment structure.

Violation(s): Restricted roof structure district.

VOTED: In reference to petition Z-8020, Port Lyaute Trust, 665-667 Massachusetts Avenue, Boston, for conditional use to erect dormer addition to apartment structure in an apartment (H-2) district, the Boston Redevelopment Authority recommends denial. The proposed roof-top addition will seriously impair the architectural integrity of the row dwellings. Worcester Square Area Neighborhood Association is opposed.



Z-8020

665-667 MASSACHUSETTS AVE. BOSTON

Board of Appeal Referrals

10/17/85

Hearing: 10/15/85 Z-8022
Boston College High School
15 Bushnell Street
Dorchester

Site: 2½-story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from one-family dwelling to dormitory.

Violation(s): Dormitory is conditional use.

Insufficient lot area, frontage, and off-street parking.

Excessive building height.

VOTED: In reference to petition Z-8022, Boston College High School, 15 Bushnell Street, Dorchester, for conditional use and five variances for change of occupancy from one-family dwelling to dormitory in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial without prejudice. Property has been occupied for many years by Jesuit priests who now wish to convert it to a dormitory for six to eight boys, ages 10-18, under the auspices of a Jesuit "Boys Hope" scholarship program. However, a petition signed by 121 abutters and neighbors has been submitted to the Authority opposing the conversions. Primary concerns which must be addressed and resolved are: impact of proposed occupancy, maintenance of property, and garage rental.

Z-8022 15 BUSHNELL ST. DORCHESTER



Board of Appeal Referrals

10/17/85

Hearing: 10/15/85 Z-8023
The Community Church of Boston
565-567 Boylston Street
Boston

Site: Five-story structure

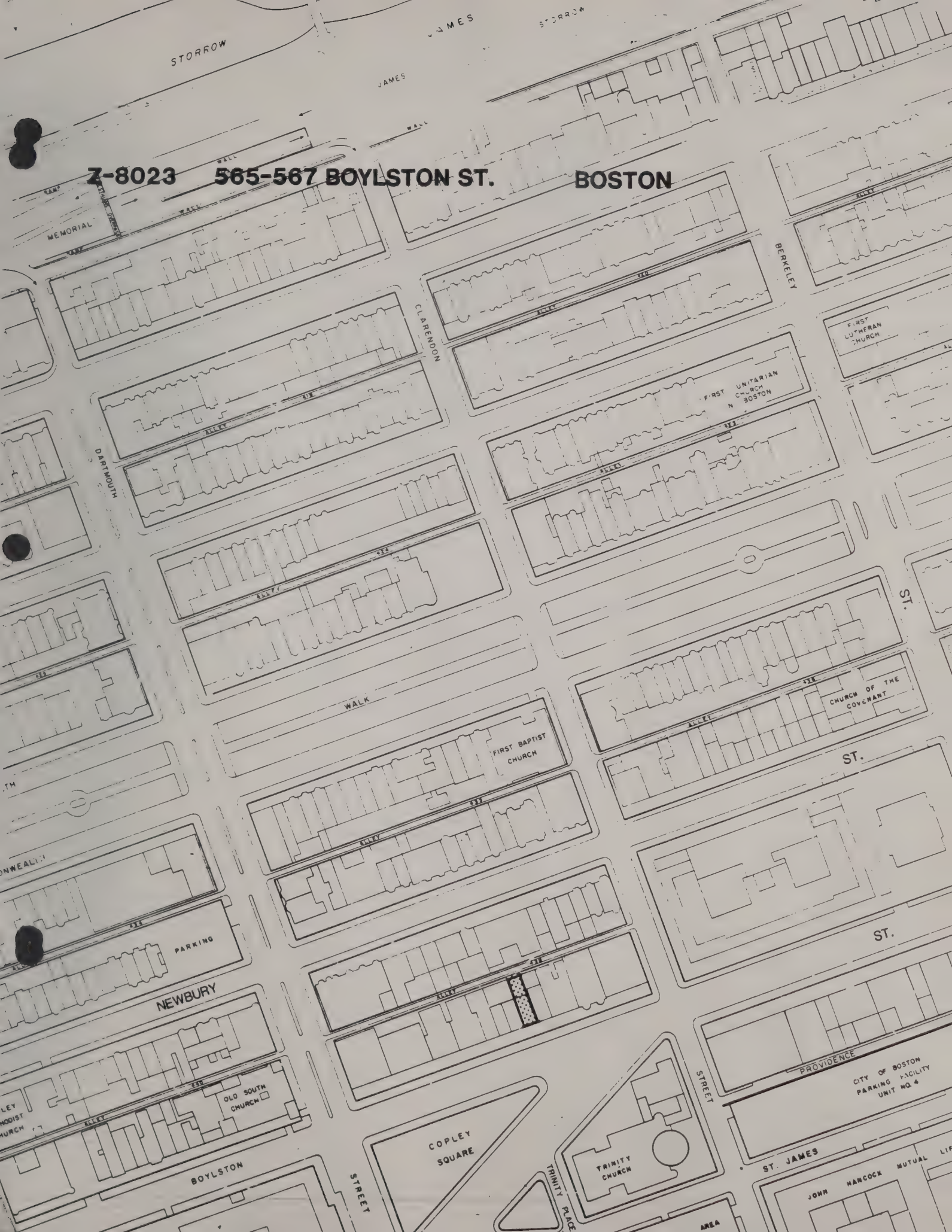
District(s): General business (B-10-155)

Purpose: Increase capacity of restaurant from 122 to 150 persons.

Violation(s): Restaurant is conditional use.

VOTED: In reference to petition Z-8023, The Community Church of Boston, 565-567 Boylston Street, Boston, for conditional use to increase capacity of restaurant from 122 to 150 persons in a general business (B-10-155) district, the Boston Redevelopment Authority recommends approval. Sidewalk restaurant will accommodate 28 patrons. Neighborhood Association of Back Bay has no opposition. Petitioner has approval of City of Boston Licensing Board and State Alcoholic Beverages Control Commission.

Z-8023 565-567 BOYLSTON ST. BOSTON



Board of Appeal Referrals

10/17/85

Hearing: 10/22/85

Z-8025
Guillermo Gonzalez
445-451 Columbia Road
Dorchester

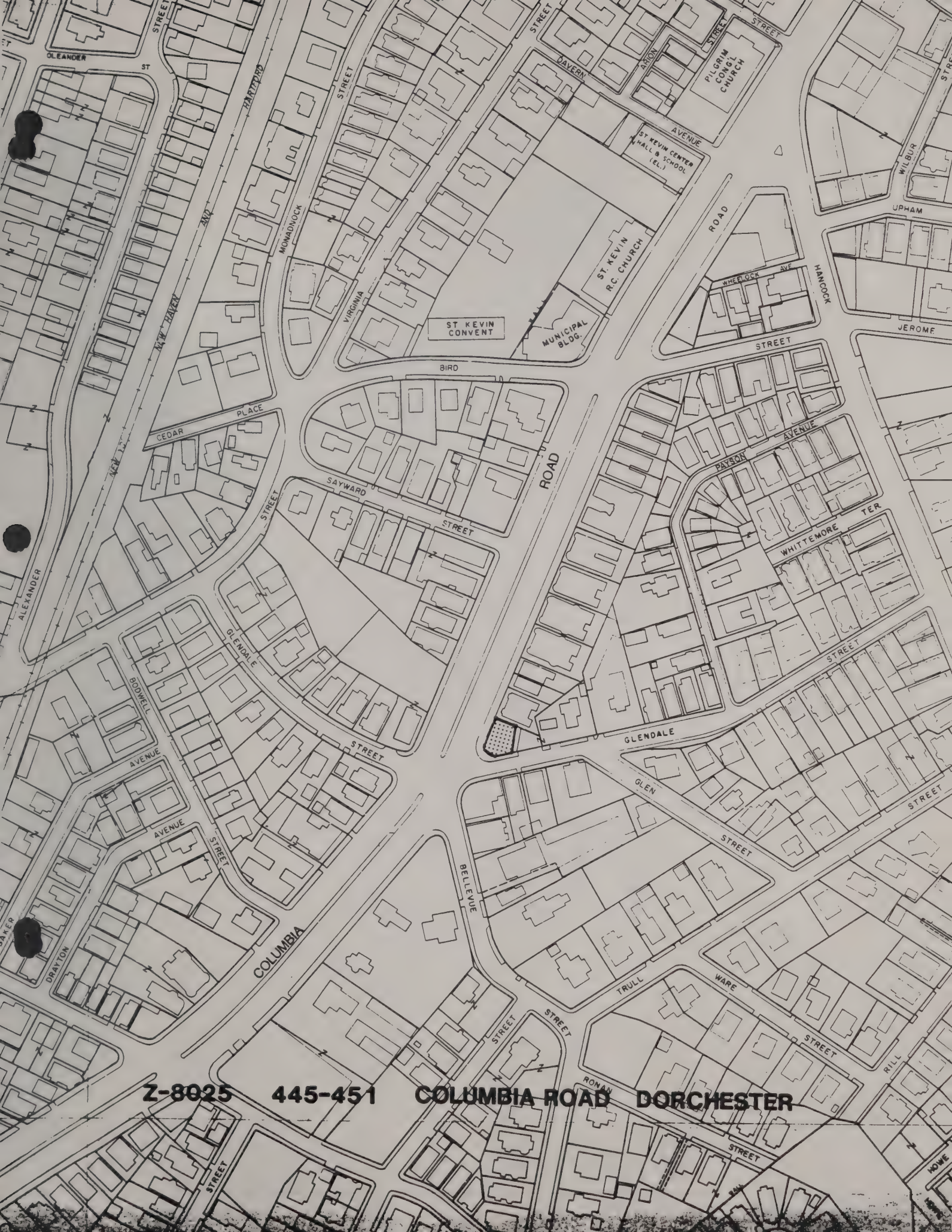
Site: One-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from four stores to beauty salon,
retail store, and restaurant.

Violation(s): Change in nonconforming use.

VOTED: In reference to petition Z-8025, Guillermo Gonzalez, 445-451 Columbia Road, Dorchester, for change in nonconforming use for change of occupancy from four stores to beauty salon, retail store, and restaurant in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial without prejudice. Several attempts have been made without success to contact appellant for relevant information concerning type of restaurant, hours of operation, number of employees, and community impact.



Z-8025 445-451 COLUMBIA ROAD DORCHESTER

Board of Appeal Referrals

10/17/85

Hearing: 10/22/85 Z-8026
F.P.C. Properties, Inc.
25 Northern Avenue
Boston

Site: Parking lot

District(s): Manufacturing (M-4)

Purpose: Increase capacity from 807 to 1200 cars.

Violation(s): Parking lot is conditional use.

VOTED: In reference to petition Z-8026, F.P.C. Properties, Inc., 25 Northern Avenue, Boston, for conditional use to increase capacity of parking lot from 807 to 1200 cars in a manufacturing (M-4) district, the Boston Redevelopment Authority recommends approval with following provisos: that use terminate no later than June, 1987; that plans inclusive of landscaping be submitted to the Authority for design review.

Z-8026 25 NORTHERN AVE BOSTON



Board of Appeal Referrals

10/17/85

Hearing: 10/22/85 Z-8063
Richard Hardy
35 Hilburn Street
Roslindale

Site: 10/22/85

District(s): Single family (S-.5)

Purpose: Erect dormer addition to one-family dwelling.

Violation(s): Insufficient side yard.

VOTED: In reference to petition Z-8063, Richard Hardy, 35 Hilburn Street, Roslindale, for variance to erect dormer addition to a one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review approval. Yard violation is technical and minimal (2 feet).



Z-8063 35 HILBURN ST. ROSLINDALE

Board of Appeal Referrals

10/17/85

Hearing: 10/15/85 Z-8069
Farshid Hodjat, Trustee
146 Beacon Street
Boston

Site: Four-story structure

District(s): Apartment (H-3-65)

Purpose: Erect one-story addition to five-unit apartment structure.

Violation(s): Insufficient setback.

VOTED: In reference to petition Z-8069, Farshid Hodjat, Trustee, 146 Beacon Street, Boston, for variance to erect one-story addition to five-unit apartment structure in an apartment (H-3-65) district, the Boston Redevelopment Authority recommends approval. Proposal will improve architectural integrity of block by creating continuity with similar mansard on adjacent 144 Beacon Street building. Back Bay Architectural Commission has approved design.

CHARLES

STORROW

JAMES

STORROW

JAMES

DOCK

MEMORIAL

ST.

BACK

BEACON

CLARNDON

ST.

ST.

MAP BOROUGH

WALK

FIRST BAPTIST CHURCH

COMMONWEALTH

146 BEACON ST. BOSTON

ST.

Board of Appeal Referrals

10/17/85

Hearing: 10/15/85 Z-8084-8085
Kemmm Realty Trust, III
286-288 Newbury Street
Boston

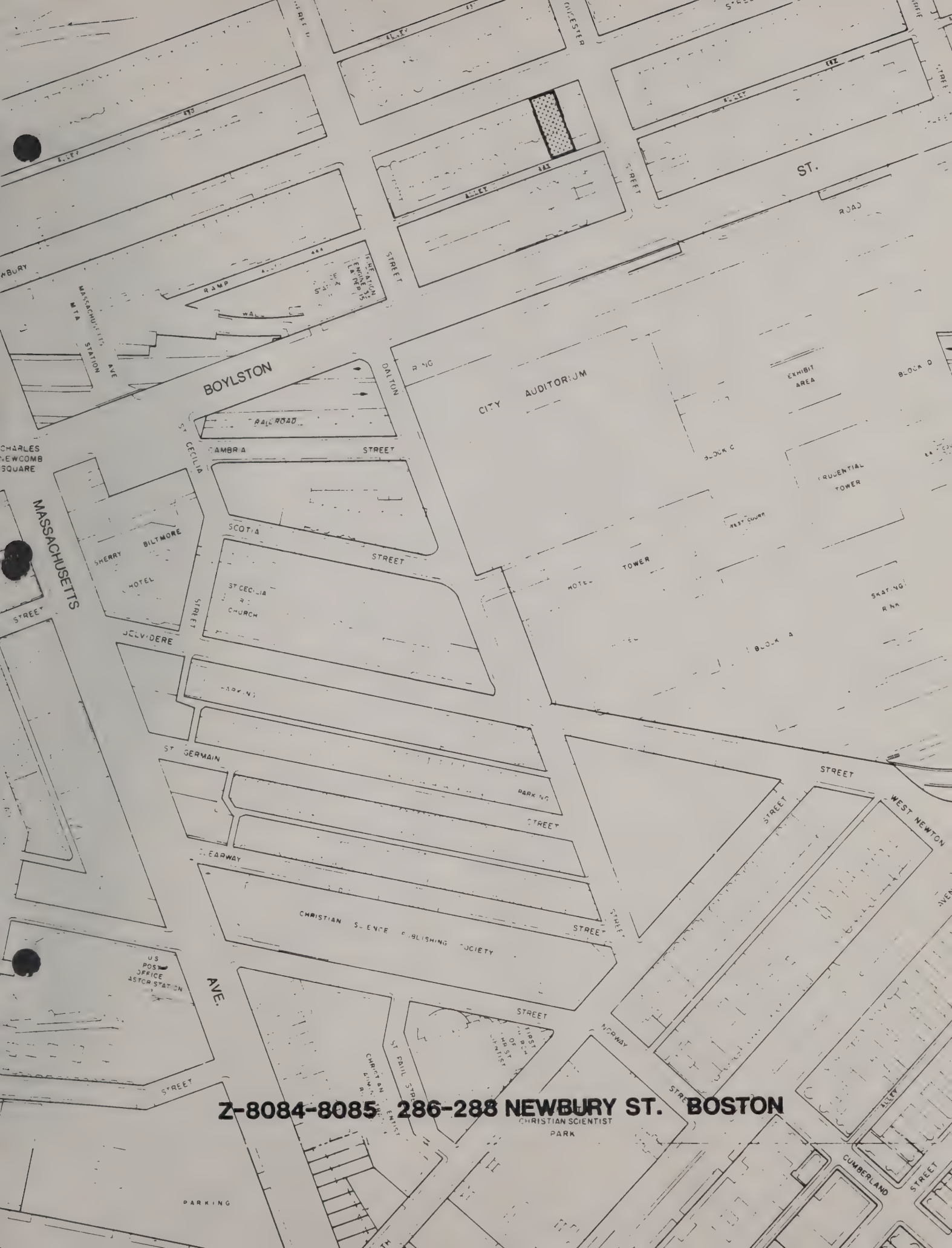
Site: Three-story structure

District(s): General business (B-3-65)

Purpose: Excavate basement areas.

Violation(s): Insufficient front yard; below-grade access not allowed.

VOTED: In reference to petition Z-8084-8085, Kemmm Realty Trust, III, 286-288 Newbury Street, Boston, for variance to excavate basement areas of retail-office structures in a general business (B-3-65) district, the Boston Redevelopment Authority recommends approval. Basement entrance to retail store is consistent with this commercial area. Back Bay Architectural Commission has granted design approval.



Z-8084-8085 286-288 NEWBURY ST. BOSTON

Board of Appeal Referrals

10/17/85

Hearing: 10/22/85 Z-8101
John D. Callas
2 Colliston Road
Allston

Site: Two-story structure

District(s): Apartment (H-1)

Purpose: Legalize occupancy as five apartments.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area and open space.

Excessive floor area ratio.

VOTED: In reference to petition Z-8101, John D. Callas, 2 Colliston Road, Allston, for forbidden use and three variances to legalize occupancy for five apartments in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. No record of legal occupancy. Five-family dwelling existing for several years is compatible with residential neighborhood.



Z-8101 2 COLLISTON RD. ALLSTON

Board of Appeal Referrals

10/17/85

Hearing: 10/15/85 Z-8103
Jeremiah J. Connelly
59-59 Msgr. P. J. Lydon Way
Dorchester

Site: Vacant land

District(s): Residential, two-family (R-.5)

Purpose: Erect four-story 48-unit apartment structure.

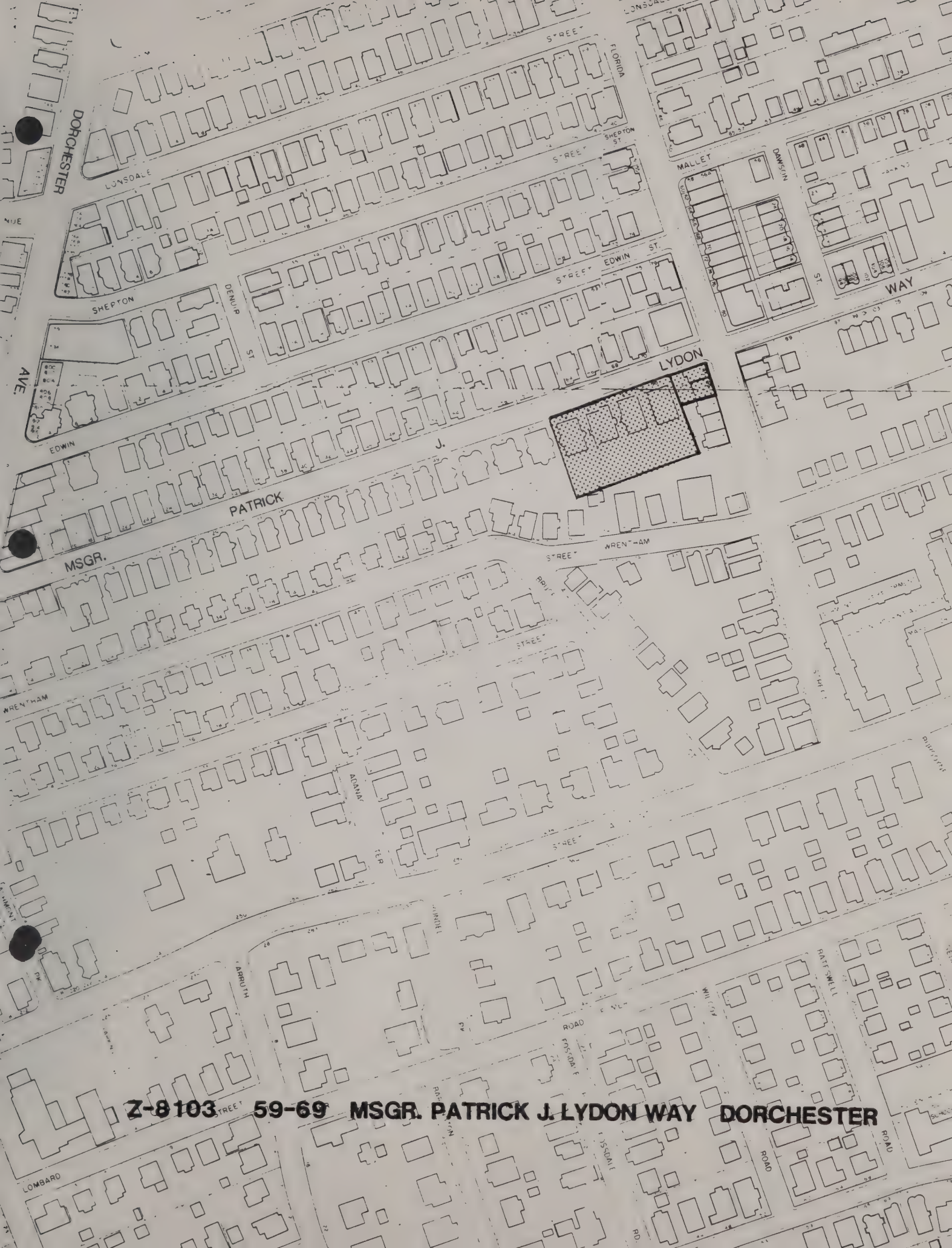
Violation(s): Multifamily dwelling is forbidden use.

Off-street parking not allowed within required front yard.

Insufficient lot area, open space, front, and rear yards.

Excessive floor area ratio, building height, and number of stories.

VOTED: In reference to petition Z-8103, Jeremiah J. Connelly, 59-69 Msgr. P. J. Lydon Way, Dorchester, for forbidden use and nine variances to erect four-story 48-unit apartment structure in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with the following provisos: that number of units not exceed 44; that plans with particular attention to landscaping, off-street parking, facade consistency, and pedestrian and vehicular circulation be submitted to the Authority for design review approval. Area was plagued by fire several years ago; development will improve and restore blighted parcel. Petitioner met with community in August and agreed to reduce number of condominium units to 44. Fifty-two off-street parking spaces will be provided on site.



Z-8103 59-69 MSGR. PATRICK J. LYDON WAY DORCHESTER

Board of Appeal Referrals

10/17/85

Hearing: 10/15/85 Z-8111
American Development, Inc.
137-139 South Street
Boston

Site: Five-story structure

District(s): Manufacturing (M-8)

Purpose: Erect two-story addition to office and warehouse-
showroom structure.

Violation(s): Insufficient rear yard and setback of parapet.

VOTED: In reference to petition Z-8111, American Development, Inc., 137-139 South Street, Boston, for two variances to erect two-story addition to office and warehouse-showroom structure in a manufacturing (M-8) district, the Boston Redevelopment Authority recommends approval with proviso that plans are submitted to the Authority for continuing design review approval. Site is located in the Leather District, a National Landmark District. Project has been subject to preliminary review and will require continuing design review with particular attention to general design issues, building materials, and setback.

Z-8111 137-139 SOUTH ST. BOSTON



Board of Appeal Referrals

10/17/85

Hearing: 10/22/85 Z-8127
Joseph Mario
158 Saratoga Street
East Boston

Site: Two-story structure

District(s): Apartment (H-1-40)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Dwelling converted for more families is forbidden
use.

Insufficient lot area.

VOTED: In reference to petition Z-8127, Joseph Mario, 158 Saratoga Street, East Boston, for forbidden use and variance for change of occupancy from two- to three-family dwelling in an apartment (H-1-40) district, the Boston Redevelopment Authority recommends denial. Additional unit would be created in basement. Saratoga Street has had basement flooding problems. Basement apartments do not tend to adequately provide light and air needs of tenants. Proposed would, therefore, be inappropriate.



Z-8127

158 SARATOGA ST.

EAST BOSTON

Board of Appeal Referrals

10/17/85

Hearing: 10/15/85 Z-8128
Martin Walsh
700-704 East Broadway
South Boston

Site: Three-story structure (four apartments and store)

District(s): General business (B-1)

Purpose: Erect one-story addition to furniture store.

Violation(s): Excessive floor area ratio.
Insufficient open space and rear yard.

VOTED: In reference to petition Z-8128, Martin Walsh, 700-704 East Broadway, South Boston, for three variances to erect one-story addition to furniture store in a general business (B-1) district, the Boston Redevelopment Authority recommends approval provided plans inclusive of landscaping are submitted to the Authority for design review approval. Proposal is compatible with residential-commercial area.



Z-8128 700-704 EAST BROADWAY SOUTH BOSTON

Board of Appeal Referrals

10/17/85

Hearing: 10/22/85 Z-8129
Joseph J. Pulgini
214 Neponset Valley Parkway
Hyde Park

Site: 5,764 Square feet of land

District(s): Single-family (S-.5)

Purpose: Erect 2½-story structure for two professional offices.

Violation(s): Professional offices are forbidden uses.

Off-street parking not allowed within required front yard nor side yard.

Insufficient lot area, width, front, side, rear yards, and corner traffic visibility.

Excessive floor area ratio.

VOTED: In reference to petition Z-8129, Joseph J. Pulgini, 214 Neponset Valley Parkway, Hyde Park, for forbidden use and ten variances to erect 2½-story structure for two professional offices in a single-family (S-.5) district, the Boston Redevelopment Authority recommends denial without prejudice. Proposal is a commercial encroachment in a residential neighborhood. Abutters have expressed opposition to commercial uses on the street. Proponent must modify project to include residential use and reduce commercial space.



2-8129

214 NEPONSET VALLEY PARKWAY

HYDE PARK

Board of Appeal Referrals

10/17/85

Hearing: 10/22/85 Z-8149
Roman Catholic Archbishop
of Boston
246 Adams Street
Dorchester

Site: 81,457 Square feet of land

District(s): Residential, three-family (R-.8)

Purpose: Erect church.

Violation(s): Excessive height of building.
Insufficient off-street parking.

VOTED: In reference to petition Z-8149, Roman Catholic Archbishop of Boston, 246 Adams Street, Dorchester, for two variances to erect church in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review. New St. Ambrose Church, forty feet high, will replace former 70 foot high church destroyed by fire almost two years ago. Stained glass windows salvaged from the fire will be reused in new St. Ambrose preserving the aesthetic heritage of the old church. Twenty-two off-street parking spaces will be provided.



Z-8149 246 ADAMS ST. DORCHESTER